



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 28, 2020

Phil Rohan
John Lyle & Associates, Inc.
1 N. LaSalle St., Suite 1325
Chicago, IL 60602

Re: Minor change denial and approval for PD No. 1368, 3921 N. Sheridan/949 W. Dakin

Dear Mr. Rohan:

Please be advised that your request for a minor change to Residential Business Planned Development No. 1368 ("PD 1368") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 13 of PD 1368.

Your client and the owner of the PD, Sheridan Red Line Development LLC, is seeking a minor change to the proposed 7-story mixed-use building to be located at 3921 N. Sheridan and 949 W. Dakin. The building will contain ground floor commercial space, a 15 car attached garage in the rear, and up to 120 residential units on floors 2 thru 7. You are requesting to change the cladding on the east garage elevation from brick masonry to fiber cement panels and to replace the previous building certification with the current 100 point Sustainable Development Policy system. A 50% green roof will still be provided on the building.

In regards to your first request, it is our determination that the proposed use of fiber cement panels along the east garage elevation is a change in character from the rest of the development, which is clad in brick and stone. Therefore, the substitution of materials is **denied**.

Pursuant to Statement No. 15 of the PD, we have determined that the substitution of building certification with the current 100 point, Sustainable Development Policy system will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1368, I hereby approve the sustainability change only and no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Steven Valenziano
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Michael Berkshire, Main file

Reclassification Of Area Shown On Map No. 8-G.

(Application No. A-8266)

(Common Address: W. 31st St. And S. Halsted St.)

[O2016-8733]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Institutional Planned Development Number 1045 District symbols and indications as shown on Map Number 8-G in the area bounded by:

a line 75 feet south of and parallel to West 31st Street; South Halsted Street; a line 183 feet north of and parallel to West 33rd Street; and the alley next west of and parallel to South Halsted Street,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 9-G.

(As Amended)

(Application No. 19060)

*(Common Address: 3911 To 3925 N. Sheridan Rd.
And 943 To 957 W. Dakin St.)*

BBPD 1368

[SO2016-8638]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District and C1-2 Commercial Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:

West Dakin Street; the alley next east of North Sheridan Road; a line 155.42 feet south of the south line of West Dakin Street; and North Sheridan Road,

to those of a B3-5 Community Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B3-5 Community Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by.

West Dakin Street; the alley next east of North Sheridan Road; a line 155.42 feet south of the south line of West Dakin Street; and North Sheridan Road,

to those of a Residential-Business Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements attached to this ordinance read as follows:

Residential-Business Planned Development No. 1368.

Planned Development Statements.

1. The area delineated herein as Residential-Business Planned Development No. 1368 (the "Planned Development") consists of a net site area of approximately 23,315 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"). The Property is owned by Lomanto Land Trust u/t/a 1107581 (the "Applicant").
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by any owner of the Property, as applicable, or its successors, assigns or grantees, which require such reviews, approvals or permits. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the applicable Property owner, its successors, assigns or grantees, seeking such action.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans, as defined below.

Ingress or egress shall be pursuant to the plans (as defined below) and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary/Property Line Map; a Site Plan; a Landscape and Green Roof Plan; and Elevations (North, South, East and West), all prepared by Sullivan Goulette & Wilson and dated February 16, 2017 (collectively, the "Plans"). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted within the area delineated as Residential-Business Planned Development: dwelling units above the ground floor; animal services -- sales and grooming and veterinary (excluding kennels and stables); eating and drinking establishments; amusement arcades (accessory only to eating and drinking establishments); business support services; building material sales; auto supply sales; banks, currency exchange, credit union and ATM facilities (excluding drive-through facilities, pay day loan stores and pawn shops); food and beverage retail sales uses; vacation rental; medical service; office; personal service uses; consumer repair or laundry services (excluding plant on premises); general retail sales; co-location wireless communications facilities (excluding free standing towers); accessory and non-accessory parking (limited to no more than two spaces for car sharing services); and incidental and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. ~~The height of any~~ building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 23,315 square feet.
9. The Applicant acknowledges and agrees that the rezoning of the Property from B1-2 Neighborhood Shopping District and C1-2 Neighborhood Shopping District to B3-5 Community Shopping District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (the "ARO"). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units, or with the Department's Commissioner's approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 120 units. As a result, the Applicant's affordable housing obligation is 12 affordable units, three of which are Required Units. Applicant has agreed to satisfy its affordable housing obligation by making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$125,000 per unit (at four units for a total of \$500,000) (a "Cash Payment") and providing eight affordable units in the rental building to be constructed in the Planned Development. The Applicant agrees that the affordable rental/for sale units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income ("AMI"), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the Applicant shall update and resubmit the Affordable Housing Profile Form to the department for review and approval; the department may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the Applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L) of the ARO. The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of the Department

may enforce remedies for any breach of this Statement Number 9, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The site plans and landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. Subject to the provisions of Statement Number 2 of this Planned Development, the terms and conditions of development under this Planned Development ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property as required by law. Plans for all new buildings and improvements on the Property constructed after the date hereof shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. In furtherance of this policy, improvements within the Planned Development shall include at least the following sustainable features: (A) 50 percent green roof and (B) building certification in accordance with City of Chicago's Sustainable Development Policy in effect as of the date of introduction of this planned development.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse due to the passage of

3/29/2017

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time, the Commissioner of the department shall initiate a zoning map amendment to rezone this Residential-Business Planned Development to B1-2 Neighborhood District.

[Existing Zoning Map; Existing Land-Use Map; Boundary/Property Line Map; Site Plan; Landscape and Green Roof Plan; and North (2), East and West Building Elevations referred to in these Plan of Development Statements printed on pages 45918 through 45926 of this *Journal*.]

Bulk Regulations and Data Table and 2015 Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

Residential-Business Planned Development No. 1368.

Bulk Regulations And Data Table.

Gross Site Area:	36,716.36 square feet
Area in the Public Right-of-Way:	13,401.36 square feet
Net Site Area:	23,315 square feet
Maximum Permitted FAR:	5.0
Maximum Number of Dwelling Units:	120
Minimum Number of Off-Street Parking Spaces:	14
Minimum Number of Bike Parking Spaces:	120
Minimum Number of Off-Street Loading Berths:	1 (10 feet by 25 feet)
Setbacks from the Property Line:	In accordance with the Site Plan
Maximum Building Height:	79 feet, 10 inches as measured pursuant to Chicago Zoning Ordinance; 92 feet, 2 inches gross height to top of elevator overrun.

FINAL FOR PUBLICATION**2015 Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at www.cityofchicago.org/ARO.

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: kara.breems@cityofchicago.org

Date: 2/1/17

DEVELOPMENT INFORMATION

Development Name: 3921 N. Sheridan Road

Development Address: 3921 N. Sheridan Road

Zoning Application Number, if applicable:

Ward: 46

If you are working with a Planner at the City, what is his/her name?

Type of City Involvement

check all that apply

☐ City Land

☐ Financial Assistance

☐ Zoning Increase

☒ Planned Development (PD)

☐ Transit Served Location (TSL) project

REQUIRED ATTACHMENTS: the AHP will not be reviewed until all required docs are received

☒ ARO Web Form completed and attached - or submitted online on

☒ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

☒ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

☐ If ARO units proposed are off-site, required attachments are included (see next page)

☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

DEVELOPER INFORMATION

Developer Name: Lomanto Land Trust

Developer Contact: Joseph Lomanto

Developer Address: 3921 N. Sheridan Road

Email: joe@lakeviewace.com

Developer Phone: 773-525-1700

Attorney Name: Andrew Scott

Attorney Phone: 312 627 8325

TIMING

Estimated date marketing will begin: June 1, 2018

Estimated date of building permit*: August 1, 2017

Estimated date ARO units will be complete: July 30, 2018

*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit

PROPOSED UNITS MEET REQUIREMENTS (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

2-9-17

Developer/Project Manager

Date

2/6/17

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ARO Web Form

Development Information**Address****Printed Date: 02/01/2017**

Address Number From :3921 Address Number To: N/A Street Direction: N
Street :Sheridan Road Postal Code: 60613

Development Name, if applicable

3921 N. Sheridan Road

Information

Ward :46

ARO Zone: Higher Income

Details

Type of city involvement :ZP

Total Number of units in development: 120

Type of development: Rent

Is this a Transit Served Location Project : N

Requirements

Required affordable units :12 Required *On-site aff. Units: 3

How do you intend to meet your required obligation

On-Site: 8 Off-Site: 0

On-Site to CHA or Authorized agency: 0 Off-Site to CHA or Authorized agency: 0

Total Units Committed: 8 Remaining In-Lieu Fee Owed: 500,000

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Project Name	3921 N Sheridan Rd
Zoning Application number, if applicable	19060
Address	3921 N Sheridan Rd
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	2.16
Total Units in Project	120
Total Affordable units	8

Summary: 3921 N Sheridan					
	market rate		affordable		
	how many?	% of total	avg. square footage	how many?	% of total
studio	0	n/a	n/a	0	n/a
one-bed	101	90%	675	7	88%
two-bed	11	10%	976	1	13%
three-bed	0	n/a	n/a	0	n/a
four-bed	0	n/a	n/a	0	n/a

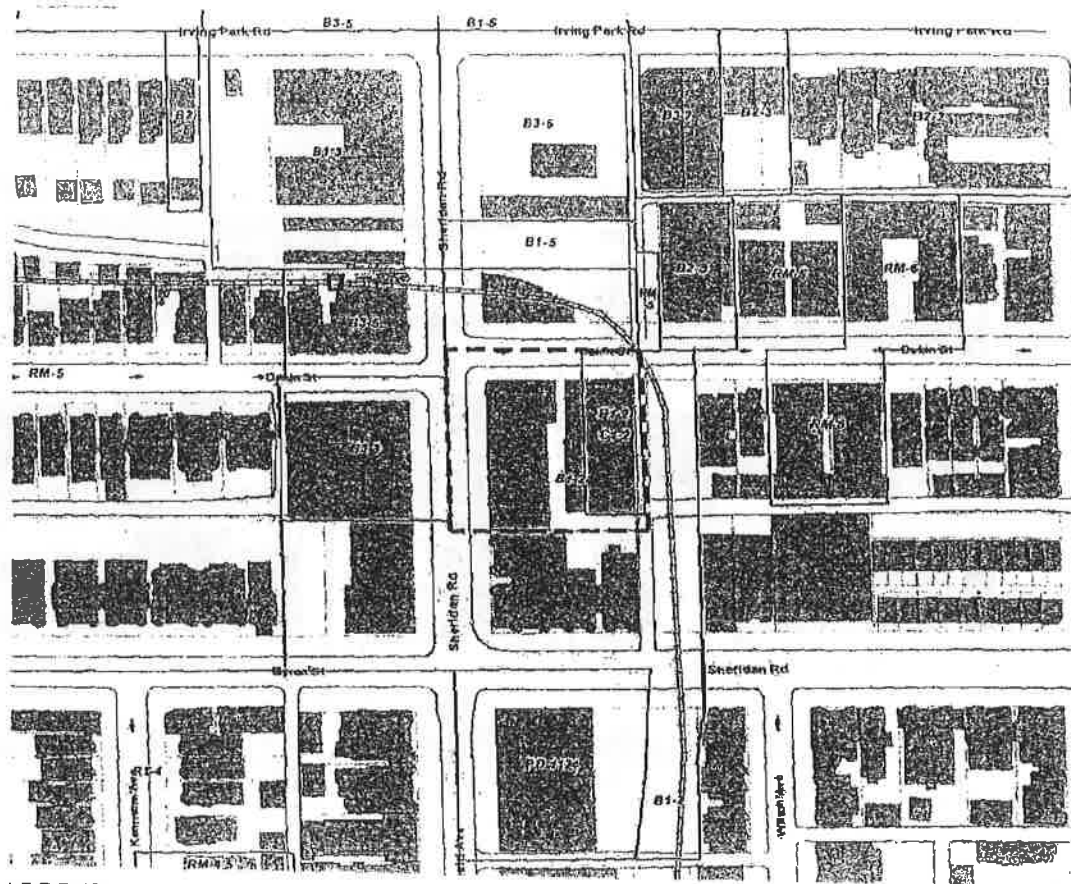
	avg. square footage	how many?	% of total	avg. square footage
studio	n/a	0	n/a	n/a
one-bed	675	7	88%	695
two-bed	976	1	13%	976
three-bed	n/a	0	n/a	n/a
four-bed	n/a	0	n/a	n/a

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3921 N Sheridan: Features & Amenities

	Market Rate Units	Affordable Units
Parking	14 spaces	14 spaces
Laundry	in-unit	in-unit
Appliances		
Refrigerator	new, EnergyStar	new, EnergyStar
age/EnergyStar/make/model/color		
Dishwasher	new, EnergyStar	new, EnergyStar
age/EnergyStar/make/model/color		
Stove/Oven	new, EnergyStar	new, EnergyStar
age/EnergyStar/make/model/color		
Microwave	new, EnergyStar	new, EnergyStar
age/EnergyStar/make/model/color		
Bathroom(s)		
how many?	1 full	1 full
Half bath? Full bath?		
Kitchen countertops	Quartz	Quartz
material		
Flooring	Wood	Vinyl
material		
HVAC	Yes	Yes
Other		

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LEGEND

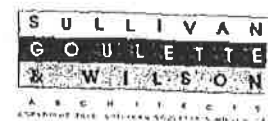
----- PLANNED DEVELOPMENT BOUNDARY

NORTH

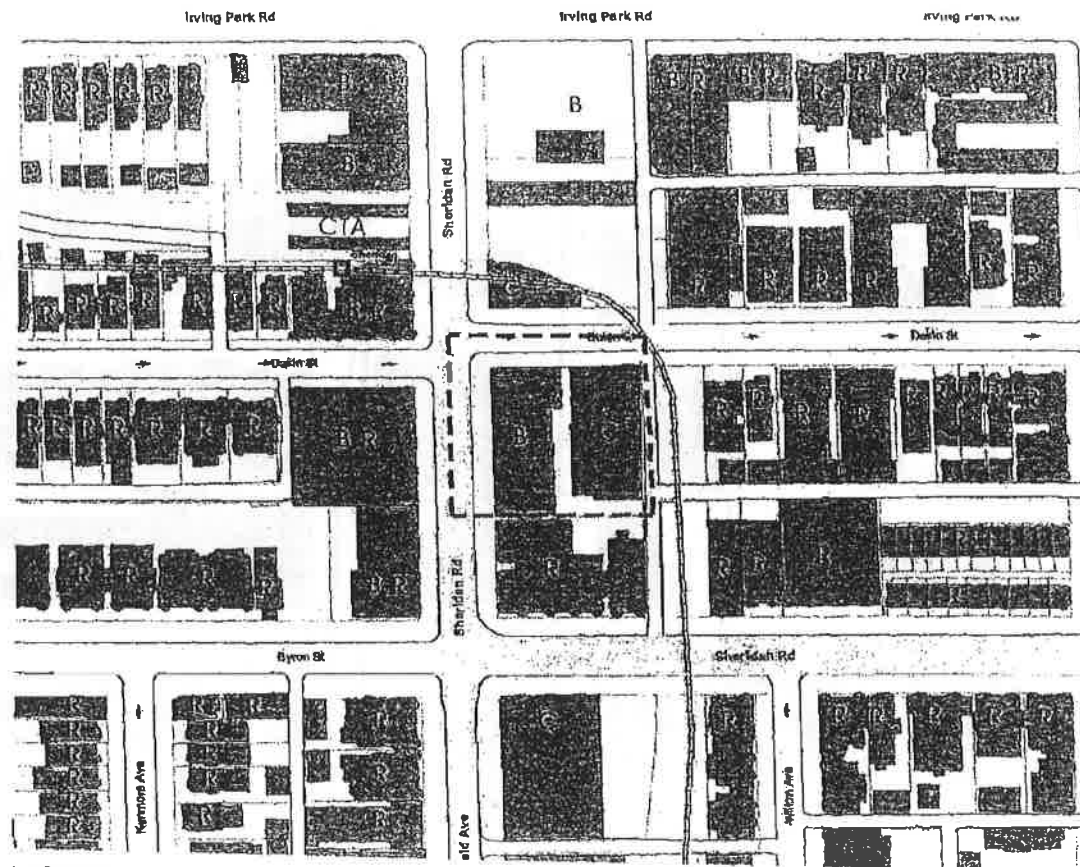


EXISTING ZONING MAP

APPLICANT: LOMANTO LAND TRUST u/l/a 1107581
 ADDRESS: 3921 N SHERIDAN RD
 INTRODUCTION DATE: DECEMBER 14, 2016
 PLAN COMMISSION DATE: FEBRUARY 17, 2017



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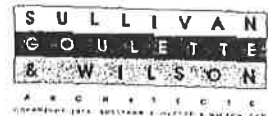
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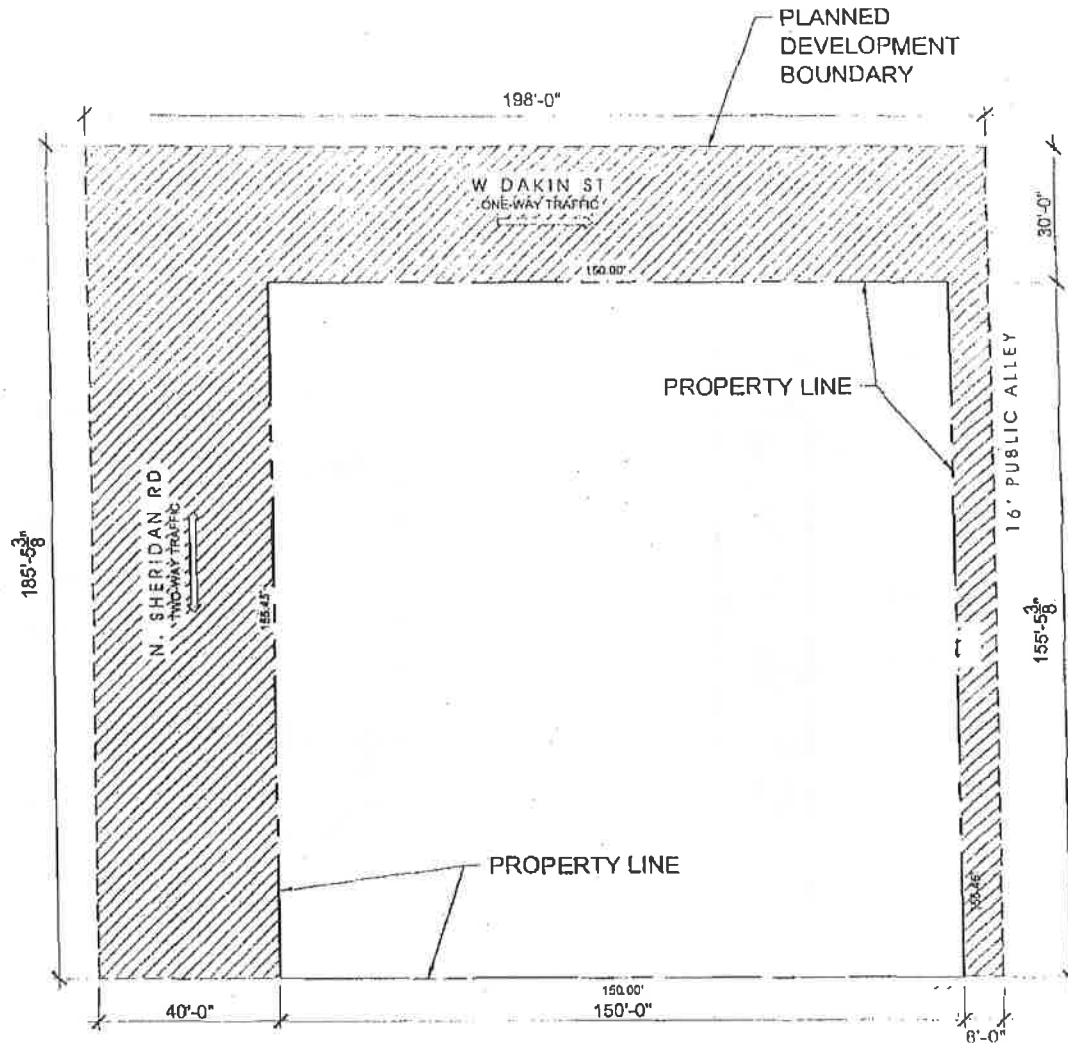
- - - - - PLANNED DEVELOPMENT BOUNDARY
 R RESIDENTIAL
 B BUSINESS
 C COMMERCIAL
 CTA CHICAGO TRANSIT AUTHORITY



EXISTING LAND USE MAP

APPLICANT: LOMANTO LAND TRUST u/t/a 1107581
 ADDRESS: 3921 N SHERIDAN RD
 INTRODUCTION DATE: DECEMBER 14, 2016
 PLAN COMMISSION DATE: FEBRUARY 17, 2017



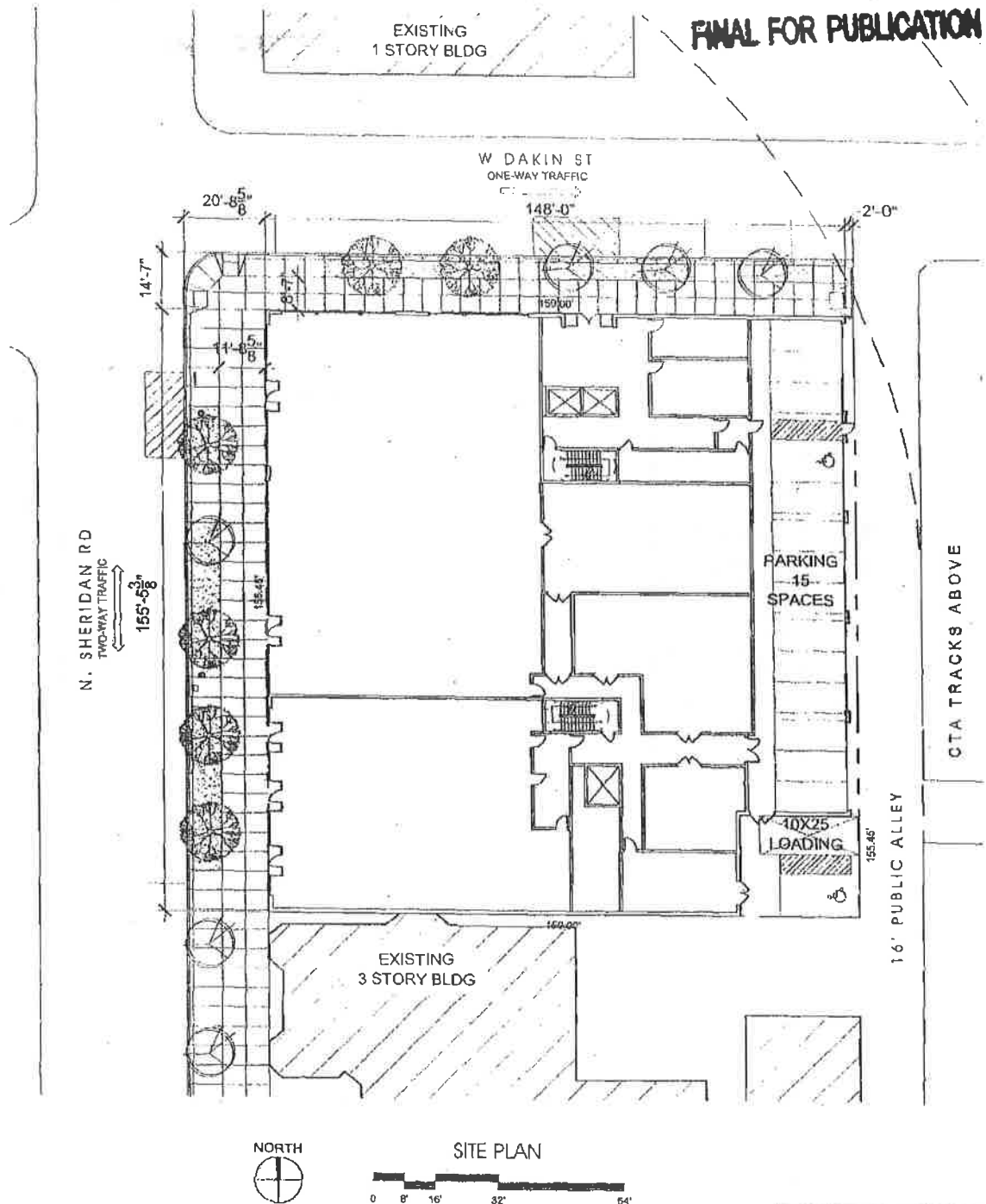
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PLANNED DEVELOPMENT BOUNDARY/
PROPERTY LINE MAP



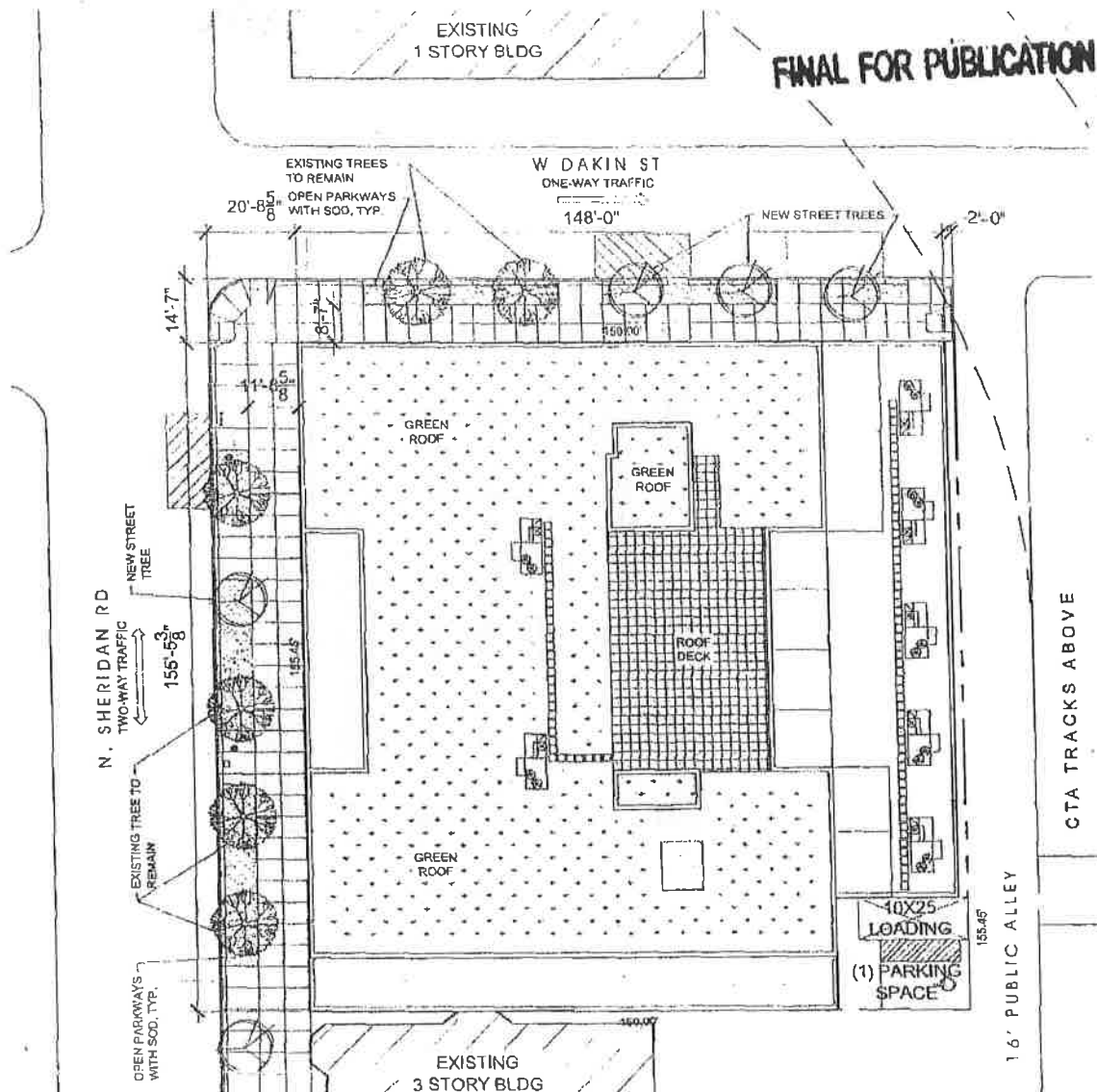
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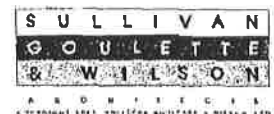


GREEN ROOF CALCULATION

TOTAL ROOF AREA: 22,275 SF
 MECHANICAL AREA: 2,500 SF
 NET ROOF AREA: 19,775 SF
 50% GREEN ROOF: 9,888 SF

LANDSCAPE &
GREEN ROOF PLAN

APPLICANT: LOMANTO LAND TRUST u/l/b 1107581
 ADDRESS: 3921 N SHERIDAN RD
 INTRODUCTION DATE: DECEMBER 14, 2016
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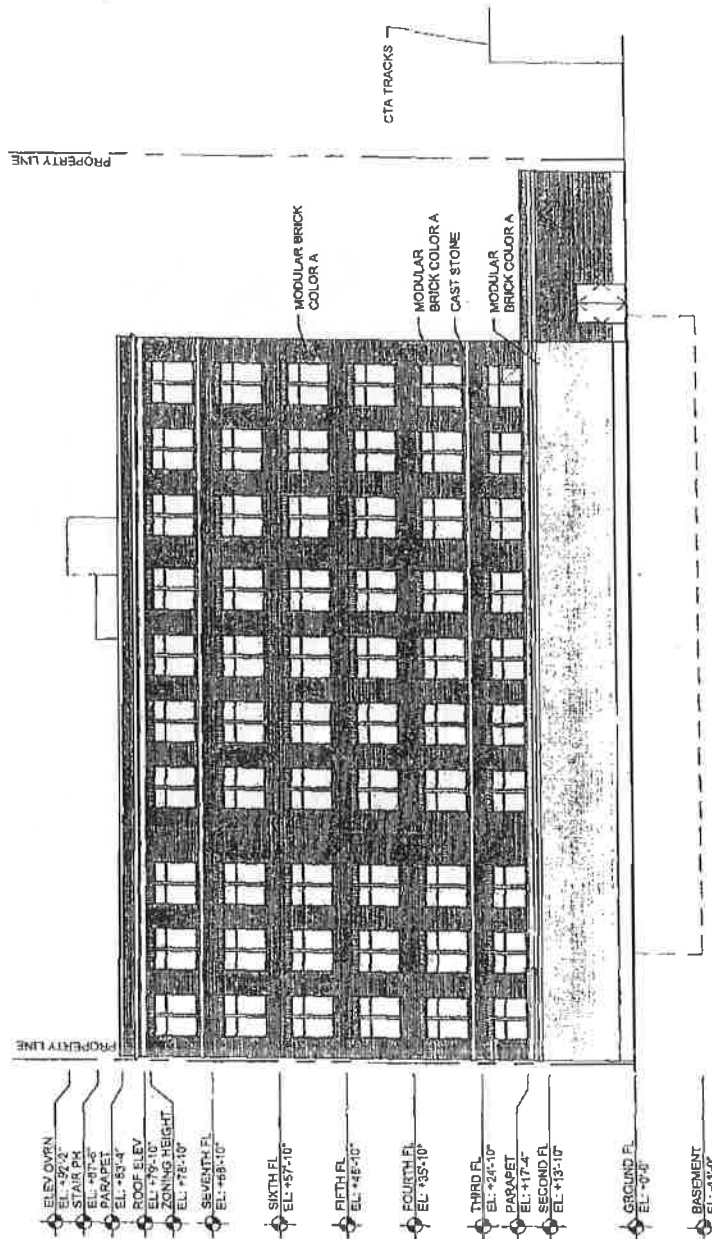


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Architectural elevation drawing of a building facade. The drawing shows a multi-story structure with various window patterns and material textures. Callouts on the left side identify materials: MODULAR BRICK COLOR B, MODULAR BRICK COLOR A, MODULAR BRICK COLOR B, CTA TRACKS, MODULAR BRICK COLOR A, CAST STONE, and MODULAR BRICK COLOR. A vertical callout on the right side reads 'PROPERTY LINE'. On the right side of the drawing, a vertical list of levels and elevations is provided: ELEVATION EL: +82'-0" STAIR PH EL: +87'-5" PARAPET EL: +82'-0" ROOF DECK EL: +78'-0" ZONING HEIGHT EL: +78'-0" SEVENTH FL EL: +83'-10" SIXTH FL EL: +87'-10" FIFTH FL EL: +82'-10" FOURTH FL EL: +78'-10" THIRD FL EL: +74'-10" PARAPET EL: +77'-0" SECOND FL EL: +73'-10" GROUND FL EL: +0'-0" BASEMENT.

APPLICANT: LOMANTO LAND TRUST u/t/a 1107581
ADDRESS: 3921 N SHERIDAN RD
INTRODUCTION DATE: DECEMBER 14, 2016
PLAN COMMISSION DATE: FEBRUARY 17, 2017



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NORTH ELEVATION

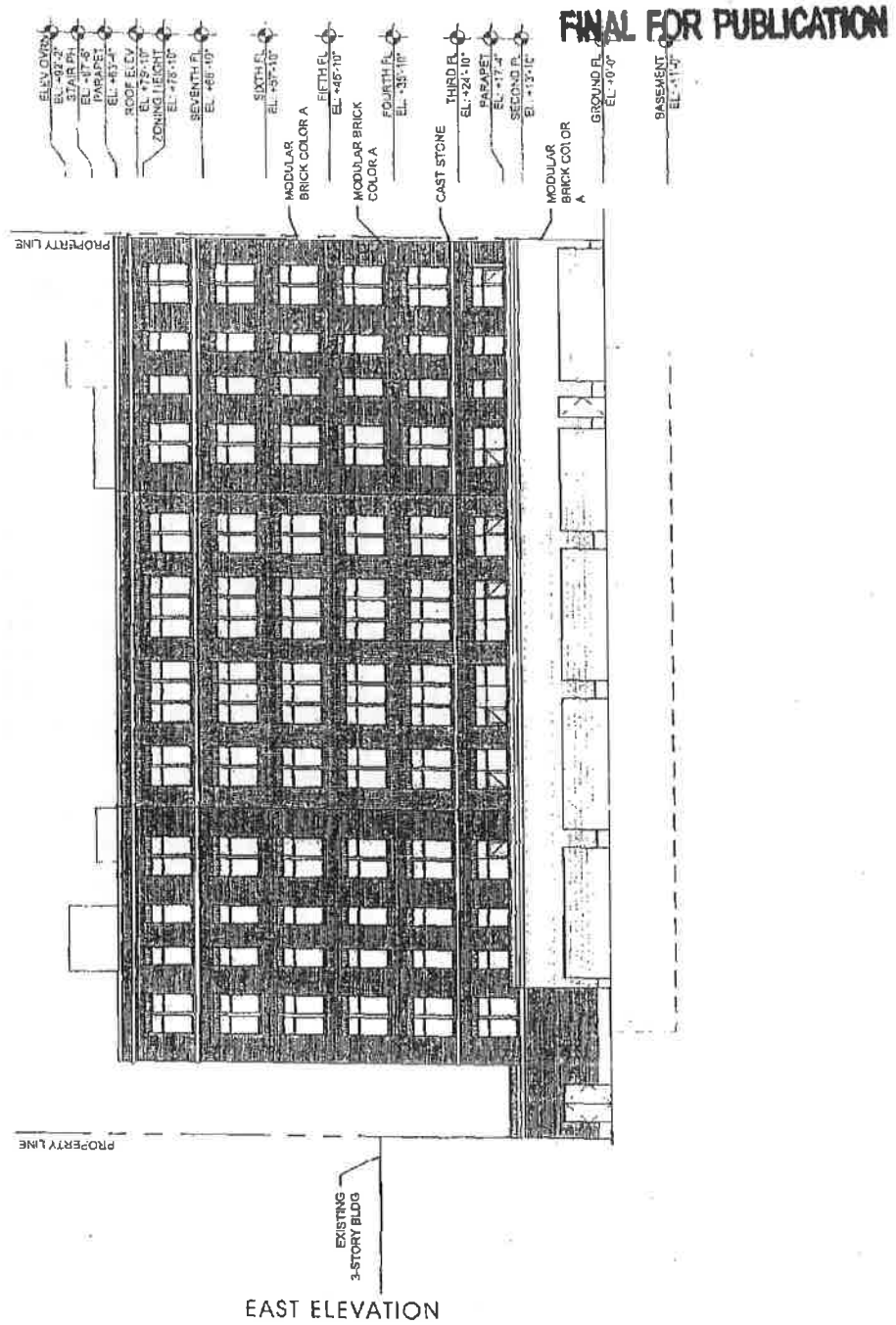
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 ADDRESS: 3921 N SHERIDAN RD
 INTRODUCTION DATE: DECEMBER 14, 2016
 PLAN COMMISSION DATE: FEBRUARY 17, 2017

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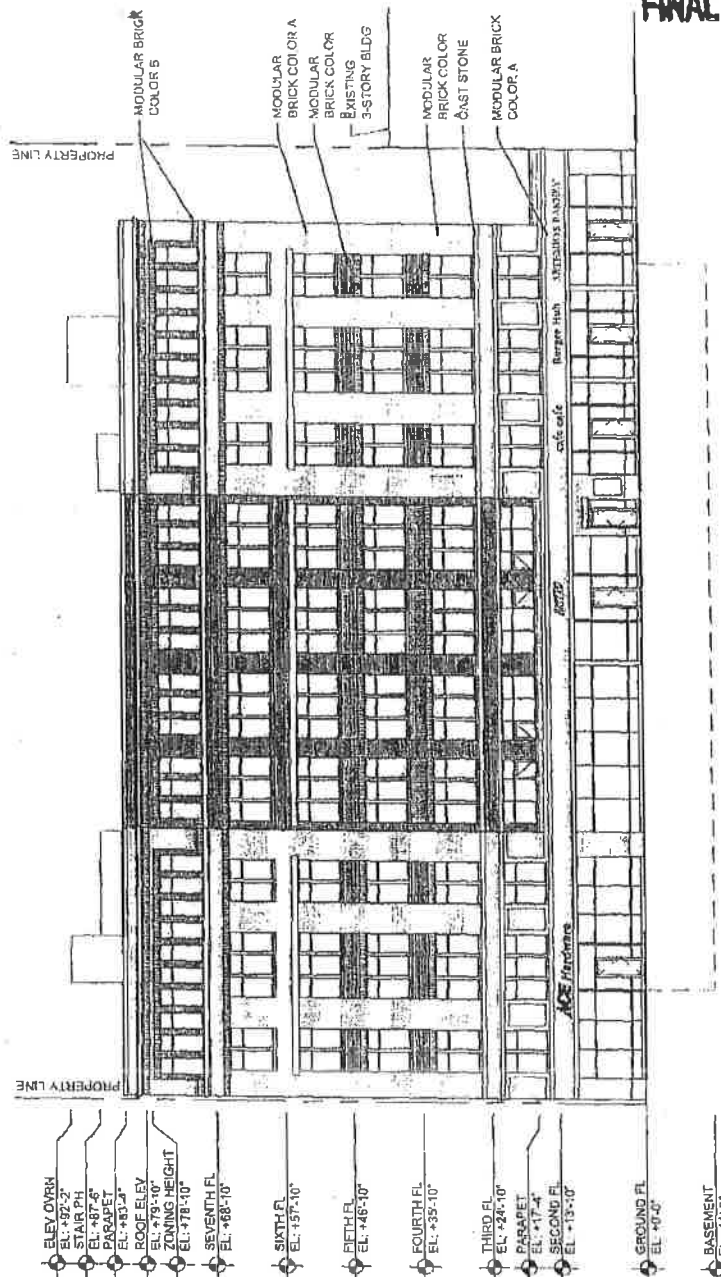
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APPLICANT: LOMANTO LAND TRUST u/l/a 1107581
ADDRESS: 3921 N SHERIDAN RD
INTRODUCTION DATE: DECEMBER 14, 2016
PLAN COMMISSION DATE: FEBRUARY 17, 2017

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WEST ELEVATION

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 ADDRESS: 3921 N SHERIDAN RD
 INTRODUCTION DATE: DECEMBER 14, 2016
 PLAN COMMISSION DATE: FEBRUARY 17, 2017



